Document No. 3897
Voted at Meeting of 12/13/79

BOARD OF APPEAL REFERRALS December 13, 1979

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|---|---|---|
| 1. | Z-4566 | Bernard G. Berkman<br>179 St. Botolph Street, Boston |
| 2. | Z-4568 | John Zappala<br>77 Chestnut Street, Boston |
| 3. | Z-4570 | Theodore Pesiridis<br>683 Tremont Street, Boston |
| 4. | Z-4575 | Doug Munsell<br>26 Atkins Street, Brighton |
| 5. | Z-4576 | William J. Curry, Trustee<br>3 Lamson Street, East Boston |
| 6. | Z-4577 | St. John's Episcopal Church<br>1 Roanoke Street, Jamaica Plain |
| 7. | Z-4578 | Donald Noiles<br>2 Westcott Street, Dorchester |
| 8. | Z-4604-4606 | Boston Wharf Co.<br>15-21, 29-31,35-37 Sleeper Street, South Boston |
| 9. | Z-4620 | Luigi De Acitis<br>306 Bremen Street, East Boston |
| 10. | Z-4622 | Sears Roebuck & Company<br>201 Brookline Avenue, Boston |

MEMORANDUM

December 13, 1979

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert J. Ryan, Director

SUBJECT: BOARD OF APPEAL REFERRALS

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Hearing: 12/18/79

Z-4566
Bernard G. Berkman
179 St. Botolph Street, Boston
Near Cumberland Street

Three story structure - H-2

District(s): apartment H-2 ____ general business ____ industrial ____
residential ____ local business ____ waterfront ____
single family ____ manufacturing ____

Purpose: Change occupancy from lodging house to eleven apartments.

Violation(s):

| Section | | Required | Proposed |
|---|---|---|---|
| 17-1 | Open space is insufficient. | 150 sf. | 83 sf. |
| 23-1. | Off-street parking is insufficient | 4 spaces | 0 |

Proposal will legalize an existing condition. Occupancy existed at time of purchase and is compatible with residential nature of neighborhood. Little City Hall and St. Botolph Neighborhood Association have no objection. Recommend Approval with Proviso.

VOTED: In Reference to Petition Z-4566, brought by Bernard G. Berkman 179 St. Botolph Street, Boston, for two variances for change of occupancy from lodging house to eleven apartments in an Apartment (H-2) District, the Boston Redevelopment Authority recommends approval provided petitioner purchase or lease space to provide off-street parking.

Z-4566
179 ST. BOTOLPH ST.
(B.P.)

Board of Appeal Referrals December 13, 1979

Hearing: 12/18/79

Z-4568
John Zappala
77 Chestnut Street, Boston
Near Brimmer Street

Three story structure - H-2-65

District(s): apartment H-2-65 general business_____ industrial_____
residential_____ local business_____ waterfront_____
single family_____ manufacturing_____

Purpose: Erect one story addition to one family dwelling.

Violation(s):

| Section | | Required | Proposed |
|---|---|---|---|
| 15-1. | Floor area ratio is excessive. | | |
| 20-1. | Rear yard is insufficient. | | |

Addition at rear of structure will be used for bedrooms and will not be visible from the street. No adverse impact on abuttors. Beacon Hill Civic Association has no official position at this time. Recommend Approval with Proviso.

VOTED: In Reference to Petition Z-4568, brought by John Zappala, 77 Chestnut Street, Boston for two variances to erect a one story addition to a one family dwelling in an Apartment (H-2-65) District, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for Design Review.

Z-4568
77 CHESTNUT ST.
(B.P.)
CHARLES RIVER SQ.
REVERE
PINCKNEY
MYRTLE
LOUISBURG SQUARE
CHURCH OF THE ADVENT (EPISC.)
CHARLES ST. MEETING HOUSE (UNITARIAN)
PARKING GARAGE
CHESTNUT PLACE
BEACON
BRANCH
SPRUCE
WALNUT
LIME
VERNON
BYRON
BEAVER
MT. VERNON
OTIS PL.
BLAVER ST.
SPRUCE CT.
SMITH COURT
BOSTON SCHOOL COMMITTEE ANNEX
CARNEGIE INSTITUTE
GROVE SQUARE
MONUMENT
POND
FROG
SOLDIERS & SAILORS MONUMENT
EMBANKMENT ROAD
CHARLES
WEST
CEDAR
WILLOW
RIVER
STREET
ST.

Board of Appeal Referrals December 13, 1979

Hearing: 1/8/79

Z-4570
Theodore Pesiridis
683 Tremont Street, Boston
At West Newton Street

Five story structure - L-2

District(s): apartment_____ general business_____ industrial_____
residential_____ local business L-2 waterfront_____
single family_____ manufacturing_____

Purpose: Change occupancy from one apartment, lodging house, stores, office to three apartments, store, office.

Violation(s):

| Section | | Required | Proposed |
|---|---|---|---|
| 8-7. | Any dwelling converted for more families which does not meet the requirements of open space is forbidden in an L-2 District. | | |
| 17-1 | Open space is insufficient | 100 sf. | 0 |

Conversion of three lodging rooms to two apartments is consistent with the existing density in this local commercial - residential area. Little City Hall and neighbors have no objection. Recommend Approval.

VOTED: In Reference to Petition Z-4570, brought by Theodore Pesiridis, 683 Tremont Street, Boston for a forbidden use and a variance for change of occupancy from one apartment, lodging house, stores, office to three apartments, store, office in a Local Business (L-2) District, the Boston Redevelopment Authority recommends approval. Conversion is consistent with the existing density in this local commercial-residential area.

WEST NEWTON
CARLETON
BRADDOCK PARK
STREET
AVENUE
DURHAM ST
WEST RUTLAND SQUARE
CLAREMONT PARK
GREENWICH
WARREN
WEST
PEMBROKE
BROOKLINE
STREET
RUTLAND
CONCORD SQUARE
COLUMBUS
WORCESTER
SPRINGFIELD
MASSACHUSETTS
TREMONT
AVENUE
PARKING AREA
NEWLAND
HAVEN
PLAYG
SHAWMUT
Z-4570
683 TREMONT ST.
(B.P.)

Board of Appeal Referrals 12/13/79

Z-4575
Doug Munsell
46 Atkins Street, Brighton
Near Justin Road

Hearing: 1/8/80

2½-story frame structure

District(s): apartment_____ general business_____ industrial_____
residential R-.5 local business_____ waterfront_____
single family_____ manufacturing_____

Purpose: Erect dormer on front of three-family dwelling.

Violation(s):

| Section | | Required | Proposed |
|---|---|---|---|
| 9-1. | Extension of a non-conforming use requires Board of Appeal hearing. | | |

Dormer addition will not adversely affect neighborhood. Abuttors and Little City Hall indicate support. Recommend approval.

VOTED: In reference to Petition Z-4575, brought by Doug Munsell, 46 Atkins Street, Brighton, for an extension of a non-conforming use to erect dormer on three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Dormer addition will not adversely affect neighborhood.

Z-4575
46 ATKINS ST.
(BRI.)
BELLAMY STREET
PRESENTATION RD.
BETHUNE ST.
HUNNEWELL STREET
BURTON STREET
WASHINGTON
PERTSHIRE STREET
JUSTIN STREET
PRESENTATION
NATCHETT
ATKINS AVENUE
CHAMPNEY STREET
TREMONT STREET
CHURCH OF OUR LADY OF THE PRESENTATION
CITY OF NEWTON
CITY OF BOSTON
M B T A
CUFFLIN STREET
TREMONT PL.
MURPHY FOUNTAIN
ELADON COURT
TIP TOP
NONANTUM STREET
WALLS STREET
OAK SQUARE EL SCHOOL

Board of Appeal Referrals December 13, 1979

Hearing: 1/8/79

Z-4576
William J. Curry, Trustee
3 Lamson Street, East Boston
Near Webster Street

3½ story masonry structure - H-1-40

| District(s): | | | |
|---|---|---|---|
| apartment H-1-40 | general business | industrial | |
| residential | local business | waterfront | |
| single family | | manufacturing | |

Purpose: Legalize sun room on roof of four apartment structures.

Violation(s):

| Section | Required | Proposed |
|---|---|---|
| 15-1. Floor area ratio is excessive. | | |

Petitioner received permit in 1977 for roof addition to four family dwelling and subsequently exceeded terms by increasing size. In 1978 Board of Appeal with Authority concurrence dismissed Appeal to legalize. However there was no opposition at the Public Hearing. At Board of Appeal suggestion petitioner has since consulted with staff and proposes, in return for favorable action by the Board of Appeal, to provide some landscaping and site improvements to neighborhood park directly opposite the property. Recommend Approval with Proviso.

VOTED: In Reference to Petition Z-4576, brought by William J. Curry, Trustee, 3 Lamson Street, East Boston, for a variance to legalize sun room on roof of four apartment structure in an apartment (H-1-40) District, the Boston Redevelopment Authority recommends approval with the following proviso: That Petitioner review plans for park site improvements with the two neighborhood groups affected.

Z-4576
3 LAMSON ST.
(E.B.)
MAVERICK
FRANKFORT
McKAY PL.
STREET
ST.
STREET
ROAD
EVERETT
GENEVA
VENICE STREET
LOGAN
INTE
TAXI
STRIP
SUMNER
WELLINGTON STREET
STREET
SERVICE
HANGER
BELMONT PL.
WEBSTER
OUR LADY OF THE ASSUMPTION CHURCH
LAMSON COURT
CASTLE CT.
AIRPORT
ROAD
SUMNER PL.
OUR LADY OF THE ASSUMPTION SCHOOL
PLAYGROUND
HOOVER COURT
LAMSON STREET
COTTAGE
STREET
SEAVER
BROPHY MEMORIAL PARK
LAMSON
MARGINAL
SAMUEL ADAMS SCHOOL
PEARL PL.
BRIGHAM
STREET
BOSTON
2ND
ALBANY
STREET
RUTH
STREET
STREET
STREET
STREET

Board of Appeal Referrals December 13, 1979

Hearing: 1/8/79

Z-4577
St. Johns Episcopal Church
1 Roanoke Avenue, Jamaica Plain
at Elm Street

Church - R-.5

District(s): apartment_____ general business_____ industrial_____
residential R-.5 local business_____ waterfront_____
single family_____ manufacturing_____

Purpose: Change occupancy from church and pre-school for 15 children to church and day care center for 36 children.

Violation(s):

| Section | Required | Proposed |
|---|---|---|
| 8-7. Day care center is conditional in an R-.5 District. | | |

In 1975, the Board of Appeal with Authority concurrence approved the pre-school program. Day care center is existing and has the support of local residents. Summer Hill Neighborhood Association voted to endorse the proposal. Recommend Approval.

VOTED: In Reference to Petition Z-4577, brought by St. John Episcopal Church, 1 Roanoke Avenue, Jamaica Plain, for a conditional use for change of occupancy from Church and pre-school to church and day care center in Residential (R-.5) District, the Boston Redevelopment Authority recommends approval. Existing day care facility satisfies a local need. No adverse impact.

Z-4577
1 ROANOKE AVE.
(J.P.)
SEAVERNS AVENUE
SEAVERNS PLACE
POLICE DIV. 13
ALFRED STREET
CHESTNUT STREET
CHESHIRE STREET
LAMARTINE STREET
BOWDITCH SCHOOL
PLAYGROUND
CERINA ROAD
ALVESTON TER.
ALVESTON ST.
BROWN TER.
MAPLE PLACE
REVERE STREET
CENTRAL CONGREGATIONAL CHURCH
HARRIS AVENUE
ROANOKE AVENUE
GREENOUGH PL.
GREENOUGH
ALVESTON STREET
GORDON STREET
ELM STREET
WOLSEY SQ.
CAPDALE STREET
MOTHER WALLS MEMORIAL ZION CHURCH
NEWBERN STREET
BISHOP STREET
JAMAICA PLAIN HIGH SCHOOL
EVERETT STREET
STOREY PLACE
STONES COURT
HARTFORD STREET
ANDREW AVENUE
ST.

Board of Appeal Referrals December 13, 1979

Hearing: 1/8/79

Z-4578
Donald Noiles
2 Westcott Street, Dorchester
Near West Park Street

2½ story structure - R-.8

District(s): apartment_____ general business_____ industrial_____
residential R-.8 local business_____ waterfront_____
single family_____ manufacturing_____

Purpose: Change occupancy from one family dwelling to one family dwelling and day care center.

Violation(s):

| Section | | Required | Proposed |
|---|---|---|---|
| 8-7. | Day care center not affiliated with Educational, cultural, Religious or social welfare institutions is conditional in an R-.8 District. | | |

A smaller facility, a family day care center has been licensed by the State at this site for two years. Facility will be enlarged to accommodate thirty neighborhood children, the majority from Westcott Street. Thirty foot rear yard which abuts railroad right of way is fenced. Neighbors and Franklin Field Little City Hall have no objection. Recommend Approval.

VOTED: In Reference to Petition Z-4578, brought by Donald Noiles, 2 Westcott Street, Dorchester, for a conditional use for changes of occupancy from one family dwelling to one family dwelling and day care center in a Residential (R-.8) District, the Boston Redevelopment Authority recommends approval. Facility provides a beneficial neighborhood service.

Z-4578
2 WESTCOTT ST.
(DORST)
FRANKLIN FIELD
FRANKLIN FIELD DEVELOPMENT BOSTON HOUSING AUTHORITY BOSTON 667-1
ST. MARY'S CEMETERY
BROWNING AVENUE
BERNARD STREET
KERWIN ST
HELEN
TALBOT
WARNER ST
STANDISH ST
STREET
W. PARK
WESTCOTT STREET
RAILROAD
PARK
NORWELL
MILLET
SPENCER
WHITFIELD
HERBERT
WEST TREMLETT STREET
DUNLAP
ROSEDALE
ASPINWALL AVENUE
WHEATLAND STREET
WESTVIEW ST.
IOLA ST.
TONSET STREET
STANDS
WALL
MALLARD AVENUE
COLONIAL STREET